Transaction Set 824 - Application Advice

Transaction set (TS) 824 can be used to provide the ability to report the results of an application system's data content edits of transaction sets. The results of editing transaction sets can be reported at the functional group and transaction set level, in either coded or free-form format. It is designed to accommodate the business need of reporting the acceptance, rejection, or acceptance with change of any transaction set. The application advice should not be used in place of a transaction set designed as a specific response to another transaction set.

HUD will use TS 824, Application Advice to notify mortgagees/lenders of errors within Application for Mortgage Insurance Benefits (TS 260); Mortgage Loan Default Status (TS 264); and Mortgage Record Change (TS 266).

For HUD, TS 824 will indicate the specific loan default report in error and detail the problem found during the edit of TS 264. Mortgagees/lenders will need to submit a corrected entry for that default case with a corrected TS 264.

TS 824 for TS 264 Outline

The following pages contain the 824 transaction set outline, as defined by the X12 standard version 004010, to be used in relation with TS 264.

824 Application Advice

Functional Group ID=**AG**

Introduction:

This Draft Standard for Trial Use contains the format and establishes the data contents of the Application Advice Transaction Set (824) for use within the context of an Electronic Data Interchange (EDI) environment. The transaction set can be used to provide the ability to report the results of an application system's data content edits of transaction sets. The results of editing transaction sets can be reported at the functional group and transaction set level, in either coded or free-form format. It is designed to accommodate the business need of reporting the acceptance, rejection or acceptance with change of any transaction set. The Application Advice should not be used in place of a transaction set designed as a specific response to another transaction set (e.g., purchase order acknowledgment sent in response to a purchase order).

Heading:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
Must Use	010	ST	Transaction Set Header	M	1		
Must Use	020	BGN	Beginning Segment	M	1		
			LOOP ID - N1			>1	
	030	N1	Name	O	1		
Not Used	040	N2	Additional Name Information	O	2		
Not Used	050	N3	Address Information	O	2		
Not Used	060	N4	Geographic Location	O	1		
Not Used	070	REF	Reference Identification	O	12		
Not Used	080	PER	Administrative Communications Contact	O	3		

Summary:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
			LOOP ID - OTI			>1	
Must Use	010	OTI	Original Transaction Identification	M	1		n1
	020	REF	Reference Identification	O	12		n2
	030	DTM	Date/Time Reference	O	2		n3
Not Used	040	PER	Administrative Communications Contact	O	3		n4
Not Used	050	AMT	Monetary Amount	O	>1		n5
Not Used	060	QTY	Quantity	O	>1		n6
	065	NM1	Individual or Organizational Name	O	9		n7
			LOOP ID - TED			>1	
Not Used	070	TED	Technical Error Description	O	1		
Not Used	080	NTE	Note/Special Instruction	O	100		
Not Used	082	RED	Related Data	O	100		n8
			LOOP ID - LM			>1	
	085	LM	Code Source Information	O	1		n9
			LOOP ID - LO			100	
Must Use	086	LQ	Industry Code	M	1		

Not Used	087	RED	Related Data	O	100	n10
Must Use	090	SE	Transaction Set Trailer	M	1	

Transaction Set Notes

1. The OTI loop is intended to provide a unique identification of the transaction set that is the subject of this application acknowledgment.

2. The REF segment allows for the provision of secondary reference identification or numbers required to uniquely identify the original transaction set. The primary reference identification or number should be provided in elements OTI02-03.

3. The DTM segment allows for the provision of date, time, or date and time information required to uniquely identify the original transaction set.

4. The PER segment should be utilized if administrative communications contact information is important to the unique identification of the original transaction set.

5. The AMT segment should be utilized if monetary amount information is important to the unique identification of the original transaction set.

6. The QTY segment should be utilized if quantity information is important to the unique identification of the original transaction set.

7. The NM1 segment allows for the provision of entity identification information required to uniquely identify the original transaction set.

8. The RED segment may be used to provide data related to the error condition specified in the associated TED01 element.

9. The LM loop is used to identify industry-based or proprietary application error conditions.

10. The RED segment may be used to provide data related to the error condition specified in the associated LQ02 element.

Data Mapping Guide

The following data mapping guide for TS 824 for TS 264 is based on version 004010 of TS 824 as defined by the X12 standard. The guide presents essential information for each of the segments and the constituent data elements.

Data Mapping Guide
Transaction Set 824
Application Advice

Segment:	**ST** **Transaction Set Header**
Position:	010
Loop:	
Level:	Heading:
Usage:	Mandatory
Max Use:	1
Purpose:	To indicate the start of a transaction set and to assign a control number
Syntax Notes:	
Semantic Notes:	**1** The transaction set identifier (ST01) used by the translation routines of the interchange partners to select the appropriate transaction set definition (e.g., 810 selects the Invoice Transaction Set).
Comments:	
Notes:	The ST segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	ST01	143	**Transaction Set Identifier Code**	M	ID 3/3
			Code uniquely identifying a Transaction Set		

NOTE: The control number is assigned and generated by the HUD's translation software. It should be sequential within the functional group to aid in error recovery and research. The control number in the ST segment (ST02) must be identical to the control number in the SE segment (SE02) for each transaction.

824   Application Advice

	Ref. Des.	Data Element	Name		Attributes
Must Use	ST02	329	**Transaction Set Control Number**	M	AN 4/9
			Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set		

Electronic Data Interchange

Segment:	**BGN** Beginning Segment
Position:	020
Loop:	
Level:	Heading:
Usage:	Mandatory
Max Use:	1
Purpose:	To indicate the beginning of a transaction set
Syntax Notes:	**1** If BGN05 is present, then BGN04 is required.
Semantic Notes:	**1** BGN02 is the transaction set reference number.
	2 BGN03 is the transaction set date.
	3 BGN04 is the transaction set time.
	4 BGN05 is the transaction set time qualifier.
	5 BGN06 is the transaction set reference number of a previously sent transaction affected by the current transaction.
Comments:	
Notes:	The BGN segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	BGN01	353	**Transaction Set Purpose Code**	**M**	**ID 2/2**

Code identifying purpose of transaction set

HUD will send code "00" to identify the first transmission of an application advice to mortgagee in response to a previously sent TS 264 (default status report) from the mortgagee.
HUD will send code "41" to identify a "resubmit" TS 824 to mortgagee, if the original TS 824 advice is sent in error, and a corrected transaction is now sent to replace the original TS 824.

00	Original
41	Corrected and Verified

	Ref. Des.	Data Element	Name		Attributes
Must Use	BGN02	127	**Reference Identification**	**M**	**AN 1/30**

Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier

HUD will send "TS264" to indicate this transaction set contains application advice for a TS 264 received previously from the mortgagee.

	Ref. Des.	Data Element	Name		Attributes
Must Use	BGN03	373	**Date**	**M**	**DT 8/8**

Date expressed as CCYYMMDD

	Ref. Des.	Data Element	Name		Attributes
	BGN04	337	**Time**	**X**	**TM 4/8**

Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)

	Ref. Des.	Data Element	Name		Attributes
	BGN05	623	**Time Code**	**O**	**ID 2/2**

Code identifying the time. In accordance with International Standards Organization standard 8601, time can be specified by a + or - and an indication in hours in relation to Universal Time Coordinate (UTC) time; since + is a restricted character, + and - are substituted by P and M in the codes that follow Refer to 004010 Data Element Dictionary for acceptable code values.

	Ref. Des.	Data Element	Name		Attributes
	BGN06	127	**Reference Identification**	**O**	**AN 1/30**

Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier

	Ref. Des.	Data Element	Name		Attributes
	BGN07	640	**Transaction Type Code**	**O**	**ID 2/2**

Code specifying the type of transaction

Refer to 004010 Data Element Dictionary for acceptable code values.

Electronic Data Interchange

BGN08	**306**	**Action Code**	**O**	**ID 1/2**

Code indicating type of action

Refer to 004010 Data Element Dictionary for acceptable code values.

BGN09	**786**	**Security Level Code**	**O**	**ID 2/2**

Code indicating the level of confidentiality assigned by the sender to the information following

Refer to 004010 Data Element Dictionary for acceptable code values.

Segment:	**N1** Name
Position:	030
Loop:	N1 Optional
Level:	Heading:
Usage:	Optional
Max Use:	1
Purpose:	To identify a party by type of organization, name, and code
Syntax Notes:	**1** At least one of N102 or N103 is required.
	2 If either N103 or N104 is present, then the other is required.
Semantic Notes:	
Comments:	**1** This segment, used alone, provides the most efficient method of providing organizational identification. To obtain this efficiency the "ID Code" (N104) must provide a key to the table maintained by the transaction processing party.
	2 N105 and N106 further define the type of entity in N101.
Notes:	N1 contains the name of the receiving party, who is always the Servicing Mortgagee, along with the 10 digit HUD-assigned Mortgagee number.
	HUD's application advice to the mortgagees consists of a standard set of 8 data elements, (7 mandatory and 1 optional) referenced in this Data Mapping Guide under the label: Loan Default Notification Data.
	[M] is used to indicate Mandatory requirement.
	[O] is used to indicate Optional requirement.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	**N101**	**98**	**Entity Identifier Code**	**M**	**ID 2/3**
			Code identifying an organizational entity, a physical location, property or an individual		
			Loan Default Notification Data: 1. Submitting Organization		
			LV Loan Servicer		
	N102	**93**	**Name**	**X**	**AN 1/60**
			Free-form name		
	N103	**66**	**Identification Code Qualifier**	**X**	**ID 1/2**
			Code designating the system/method of code structure used for Identification Code (67)		
			Loan Default Notification Data: 2. [M] Mortgagee Number (Lender ID)		
			62 Servicing Mortgagee Number		
	N104	**67**	**Identification Code**	**X**	**AN 2/80**
			Code identifying a party or other code		
			Format: Maximum 10 AN characters, left justified.		
	N105	**706**	**Entity Relationship Code**	**O**	**ID 2/2**
			Code describing entity relationship		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	N106	**98**	**Entity Identifier Code**	**O**	**ID 2/3**
			Code identifying an organizational entity, a physical location, property or an individual		
			Refer to 004010 Data Element Dictionary for acceptable code values.		

Segment:	**OTI** Original Transaction Identification	
Position:	010	
Loop:	OTI Mandatory	
Level:	Summary:	
Usage:	Mandatory	
Max Use:	1	
Purpose:	To identify the edited transaction set and the level at which the results of the edit are reported, and to indicate the accepted, rejected, or accepted-with-change edit result	
Syntax Notes:	1	If OTI09 is present, then OTI08 is required.
Semantic Notes:	1	OTI03 is the primary reference identification or number used to uniquely identify the original transaction set.
	2	OTI06 is the group date.
	3	OTI07 is the group time.
	4	If OTI11 is present, it will contain the version/release under which the original electronic transaction was translated by the receiver.
	5	OTI12 is the purpose of the original transaction set, and is used to assist in its unique identification.
	6	OTI13 is the type of the original transaction set, and is used to assist in its unique identification.
	7	OTI14 is the application type of the original transaction set, and is used to assist in its unique identification.
	8	OTI15 is the type of action indicated or requested by the original transaction set, and is used to assist in its unique identification.
	9	OTI16 is the action requested by the original transaction set, and is used to assist in its unique identification.
	10	OTI17 is the status reason of the original transaction set, and is used to assist in its unique identification.
Comments:	1	OTI02 contains the qualifier identifying the business transaction from the original business application, and OTI03 will contain the original business application identification.
	2	If used, OTI04 through OTI08 will contain values from the original electronic functional group generated by the sender.
	3	If used, OTI09 through OTI10 will contain values from the original electronic transaction set generated by the sender.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	OTI01	110	**Application Acknowledgment Code**	M	ID 1/2
			Code indicating the application system edit results of the business data		
			HUD will send code "BP" in every iteration of Loop OTI, each of which contains an application advice for a single FHA loan reported previously by mortgagee in TS 264.		
			BP Batch Partial Accept/Reject		
Must Use	OTI02	128	**Reference Identification Qualifier**	M	ID 2/3
			Code qualifying the Reference Identification		
			Loan Default Notification Data: 3. FHA Case Number		
			Z8 Federal Housing Administration Case Number		
			The unique loan number assigned by the Federal Housing Administration (FHA) to each FHA loan		
Must Use	OTI03	127	**Reference Identification**	M	AN 1/30
			Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier		
			Format: Maximum 11 AN characters, left justified. Include hyphen.		

| OTI04 | 142 | **Application Sender's Code** | O | **AN 2/15** |

Code identifying party sending transmission; codes agreed to by trading partners

| OTI05 | 124 | **Application Receiver's Code** | O | **AN 2/15** |

Code identifying party receiving transmission. Codes agreed to by trading partners

| OTI06 | 373 | **Date** | O | **DT 8/8** |

Date expressed as CCYYMMDD

| OTI07 | 337 | **Time** | O | **TM 4/8** |

Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)

| OTI08 | 28 | **Group Control Number** | X | **N0 1/9** |

Assigned number originated and maintained by the sender

| OTI09 | 329 | **Transaction Set Control Number** | O | **AN 4/9** |

Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set

| OTI10 | 143 | **Transaction Set Identifier Code** | O | **ID 3/3** |

Code uniquely identifying a Transaction Set

Refer to 004010 Data Element Dictionary for acceptable code values.

| OTI11 | 480 | **Version / Release / Industry Identifier Code** | O | **AN 1/12** |

Code indicating the version, release, subrelease, and industry identifier of the EDI standard being used, including the GS and GE segments; if code in DE455 in GS segment is X, then in DE 480 positions 1-3 are the version number; positions 4-6 are the release and subrelease, level of the version; and positions 7-12 are the industry or trade association identifiers (optionally assigned by user); if code in DE455 in GS segment is T, then other formats are allowed
Refer to 004010 Data Element Dictionary for acceptable code values.

| OTI12 | 353 | **Transaction Set Purpose Code** | O | **ID 2/2** |

Code identifying purpose of transaction set

Refer to 004010 Data Element Dictionary for acceptable code values.

| OTI13 | 640 | **Transaction Type Code** | O | **ID 2/2** |

Code specifying the type of transaction

Refer to 004010 Data Element Dictionary for acceptable code values.

| OTI14 | 346 | **Application Type** | O | **ID 2/2** |

Code identifying an application

Refer to 004010 Data Element Dictionary for acceptable code values.

| OTI15 | 306 | **Action Code** | O | **ID 1/2** |

Code indicating type of action

Refer to 004010 Data Element Dictionary for acceptable code values.

| OTI16 | 305 | **Transaction Handling Code** | O | **ID 1/2** |

Code designating the action to be taken by all parties

Refer to 004010 Data Element Dictionary for acceptable code values.

| OTI17 | 641 | **Status Reason Code** | O | **ID 3/3** |

Code indicating the status reason

Refer to 004010 Data Element Dictionary for acceptable code values.

Segment:	**REF** Reference Identification		
Position:	020		
Loop:	OTI Mandatory		
Level:	Summary:		
Usage:	Optional		
Max Use:	12		
Purpose:	To specify identifying information		
Syntax Notes:	1 At least one of REF02 or REF03 is required.		
	2 If either C04003 or C04004 is present, then the other is required.		
	3 If either C04005 or C04006 is present, then the other is required.		
Semantic Notes:	1 REF04 contains data relating to the value cited in REF02.		
Comments:			

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	REF01	128	**Reference Identification Qualifier**	M ID 2/3
			Code qualifying the Reference Identification	
			Loan Default Notification Data:	
			4. Mortgage Loan Number	
			LD Loan Number	
	REF02	127	**Reference Identification**	X AN 1/30
			Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	
			Format: Maximum 20 AN characters, left justified. Include hyphens, if used.	
	REF03	352	**Description**	X AN 1/80
			A free-form description to clarify the related data elements and their content	
	REF04	C040	**Reference Identifier**	O
			To identify one or more reference numbers or identification numbers as specified by the Reference Qualifier	
Must Use	C04001	128	**Reference Identification Qualifier**	M ID 2/3
			Code qualifying the Reference Identification	
			Refer to 004010 Data Element Dictionary for acceptable code values.	
Must Use	C04002	127	**Reference Identification**	M AN 1/30
			Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	
	C04003	128	**Reference Identification Qualifier**	X ID 2/3
			Code qualifying the Reference Identification	
			Refer to 004010 Data Element Dictionary for acceptable code values.	
	C04004	127	**Reference Identification**	X AN 1/30
			Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	
	C04005	128	**Reference Identification Qualifier**	X ID 2/3
			Code qualifying the Reference Identification	
			Refer to 004010 Data Element Dictionary for acceptable code values.	
	C04006	127	**Reference Identification**	X AN 1/30
			Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	

	Segment:	**DTM** Date/Time Reference
	Position:	030
	Loop:	OTI Mandatory
	Level:	Summary:
	Usage:	Optional
	Max Use:	2
	Purpose:	To specify pertinent dates and times
	Syntax Notes:	**1** At least one of DTM02 DTM03 or DTM05 is required.
		2 If DTM04 is present, then DTM03 is required.
		3 If either DTM05 or DTM06 is present, then the other is required.
	Semantic Notes:	
	Comments:	
	Notes:	The DTM segment provides the month ending date.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	**DTM01**	**374**	**Date/Time Qualifier**	**M**	**ID 3/3**
			Code specifying type of date or time, or both date and time		
			Loan Default Notification Data: 5. Period Ending Date		
			174 Month Ending		
	DTM02	**373**	**Date**	**X**	**DT 8/8**
			Date expressed as CCYYMMDD		
	DTM03	**337**	**Time**	**X**	**TM 4/8**
			Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)		
	DTM04	**623**	**Time Code**	**O**	**ID 2/2**
			Code identifying the time. In accordance with International Standards Organization standard 8601, time can be specified by a + or - and an indication in hours in relation to Universal Time Coordinate (UTC) time; since + is a restricted character, + and - are substituted by P and M in the codes that follow Refer to 004010 Data Element Dictionary for acceptable code values.		
	DTM05	**1250**	**Date Time Period Format Qualifier**	**X**	**ID 2/3**
			Code indicating the date format, time format, or date and time format		
			D8 Date Expressed in Format CCYYMMDD		
	DTM06	**1251**	**Date Time Period**	**X**	**AN 1/35**
			Expression of a date, a time, or range of dates, times or dates and times		

Electronic Data Interchange

Segment:	**NM1** Individual or Organizational Name	
Position:	065	
Loop:	OTI Mandatory	
Level:	Summary:	
Usage:	Optional	
Max Use:	9	
Purpose:	To supply the full name of an individual or organizational entity	
Syntax Notes:	1	If either NM108 or NM109 is present, then the other is required.
	2	If NM111 is present, then NM110 is required.
Semantic Notes:	1	NM102 qualifies NM103.
Comments:	1	NM110 and NM111 further define the type of entity in NM101.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	NM101	98	**Entity Identifier Code**	**M**	**ID 2/3**
			Code identifying an organizational entity, a physical location, property or an individual		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
Must Use	NM102	1065	**Entity Type Qualifier**	**M**	**ID 1/1**
			Code qualifying the type of entity		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	NM103	1035	**Name Last or Organization Name**	**O**	**AN 1/35**
			Individual last name or organizational name		
	NM104	1036	**Name First**	**O**	**AN 1/25**
			Individual first name		
	NM105	1037	**Name Middle**	**O**	**AN 1/25**
			Individual middle name or initial		
	NM106	1038	**Name Prefix**	**O**	**AN 1/10**
			Prefix to individual name		
	NM107	1039	**Name Suffix**	**O**	**AN 1/10**
			Suffix to individual name		
	NM108	66	**Identification Code Qualifier**	**X**	**ID 1/2**
			Code designating the system/method of code structure used for Identification Code (67)		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	NM109	67	**Identification Code**	**X**	**AN 2/80**
			Code identifying a party or other code		
	NM110	706	**Entity Relationship Code**	**X**	**ID 2/2**
			Code describing entity relationship		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	NM111	98	**Entity Identifier Code**	**O**	**ID 2/3**
			Code identifying an organizational entity, a physical location, property or an individual		
			Refer to 004010 Data Element Dictionary for acceptable code values.		

Segment:	**LM** Code Source Information
Position:	085
Loop:	LM Optional
Level:	Summary:
Usage:	Optional
Max Use:	1
Purpose:	To transmit standard code list identification information
Syntax Notes:	
Semantic Notes:	
Comments:	**1** LM02 identifies the applicable industry code list source information.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**LM01**	**559**	**Agency Qualifier Code**	**M ID 2/2**
			Code identifying the agency assigning the code values	
			HUD will send code "HU" to identify itself as the party assigning the Notice code. Code values in LQ02, data element 1271 - Industry Code.	
			HU Department of Housing and Urban Development	
	LM02	**822**	**Source Subqualifier**	**O AN 1/15**
			A reference that indicates the table or text maintained by the Source Qualifier	

Segment:	**LQ** Industry Code	
Position:	086	
Loop:	LQ Mandatory	
Level:	Summary:	
Usage:	Mandatory	
Max Use:	1	
Purpose:	Code to transmit standard industry codes	
Syntax Notes:	**1** If LQ01 is present, then LQ02 is required.	
Semantic Notes:		
Comments:		
Notes:	HUD will send ONE notice code to mortgagee in each iteration of the LQ segment. The LQ segment may be repeated many times to transmit the entire list of notice codes necessary to advise mortgagees of default cases previously reported to HUD in TS 264.	
	The order in which notice codes will be sent is as follows: Status notice will be sent first, followed by Reject notice and Advice notice codes.	

Data Element Summary

Ref. Des.	Data Element	Name	Attributes
LQ01	**1270**	**Code List Qualifier Code**	**O ID 1/3**
		Code identifying a specific industry code list	
		Refer to 004010 Data Element Dictionary for acceptable code values.	
		Reserved for Future Use.	
LQ02	**1271**	**Industry Code**	**X AN 1/30**
		Code indicating a code from a specific industry code list	

Loan Default Notification Data:
8. [M] Notice Codes.
Format: Always 2 AN characters.
The type of notice is identified by the first character of the 2-character code in LQ02. "Z" indicates Status Notice, "R" indicates Reject Notice, Advice Notice codes begin with "A", "B", "C", or "D". "G" indicates that the 824 originated at the HUD gateway.

For explanation of numeric al loan status codes see Transaction Set 264, SOM segment, pos. 250, loop 0212, data element SOM01.

Status Notice codes:
Z*   Where "*" is the Mortgage Status Code
ZA   90 or More Days Delinquent
ZB   Foreclosure Started
ZC   Deed-in-lieu Started
ZD   Foreclosure Completed
ZP   Accepted into Preforeclosure Sales Program
ZL   Reinstated by Assumptor
ZJ   Paid to Less Than 90 Days Delinquent
ZK   Reinstated by Mortgagor Who Retains Ownership
ZE   Property Conveyed to HUD
ZF   Deed-in-lieu Completed
ZG   Claim Without Conveyance of Title
ZH   Assignment Completed

ZM   Paid in Full
ZN   Servicing Transferred or Sold to Another Mortgagee
ZS   Preforeclosure Sale Completed
ZX   Cancel
ZY   No Mortgage Status Code.
ZZ   Update Transaction NOT Received

Reject Notice codes:
R1   Mortgagee Number.
R2   FHA Case Number.
R3   Mortgage Status Code.

Advice Notice codes:
A1   Property Street.
A2   Property City.
A3   Property State.
A4   Property Zip Code.
B1   Submitting Organization.
B2   Mortgage Loan Number.
B3   Unpaid Balance.
B4   Mortgagor Name.
B5   Mortgagor SSN.
B6   Co-mortgagor Name.
B7   Co-mortgagor SSN.
C1   SOA ADP Code.
C2   Occupancy Status Code.
C3   Bankruptcy Status Code.
C4   Cause of Default Code.
D1   First Payment Due Date.
D2   Oldest Unpaid Installment Date.
D3   Mortgage Status Date.
D4   Bankruptcy Status Date.

Gateway Messages:
G1   Missing Bankruptcy Date. (Mandatory if Bankruptcy Code =
          1,2,3 or 4).
G2   Missing due date First Payment.
G3   Missing Oldest Unpaid.
G4   Missing HUD Office City.
G5   Missing HUD Office State.
G6   Missing HUD Office Zip Code.
G7   Missing Property Street Name.
GA   Missing Mortgagee Name.
GB   Missing Mortgagee Number.
GC   Missing Mortgagee City.
GD   Missing Mortgagee State.
GE   Missing Mortgagee Zip Code.
GF   Missing Contact Name.
GG   Missing Phone Number.
GH   Missing Loan Number.
GI   Missing FHA Case Number.

Electronic Data Interchange

GJ   Missing ADP Code
GK   Missing Mortgagor Name.
GL   Missing Mortgagor SSN.
GM   Missing Property Street Address.
GN   Missing Property City.
GO   Missing Property State.
GP   Missing Property Zip Code.
GQ   Missing Mortgagee Information Status.
GR   Missing Mortgagee Address.
GS   Missing Period Ending Date.
GT   Missing Occupancy Status.
GU   Missing Property Street Number.
GV   Missing Cause of Default.
GW   Missing Unpaid Balance.
GX   Missing Mortgage Status.
GY   Missing Mortgage Status Date.
GZ   Missing Bankruptcy Code (mandatory if Code = 1,2,3, or 4, then
       Bankruptcy Date becomes mandatory).

Segment:	**SE** **Transaction Set Trailer**
Position:	090
Loop:	
Level:	Summary:
Usage:	Mandatory
Max Use:	1
Purpose:	To indicate the end of the transaction set and provide the count of the transmitted segments (including the beginning (ST) and ending (SE) segments)
Syntax Notes:	
Semantic Notes:	
Comments:	**1** SE is the last segment of each transaction set.
Notes:	The SE segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	**SE01**	**96**	**Number of Included Segments**	**M**	**N0 1/10**
			Total number of segments included in a transaction set including ST and SE segments		
Must Use	**SE02**	**329**	**Transaction Set Control Number**	**M**	**AN 4/9**
			Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set		
			NOTE: The control number is assigned and generated by the HUD's translation software. It should be sequential within the functional group to aid in error recovery and research. The control number in the SE segment (SE02) must be identical to the control number in the ST segment (ST02) for each transaction.		

Paperless Default Reporting

Changes have occurred as a result of the conversion to EDI which impact forms and procedures. The changes are as follows:

·   A revised form HUD-92068A (which is dated 1/94) has replaced the previous HUD-92068A; and

·   Form HUD-92068C is discontinued. Quarterly reporting by the mortgagee is no longer required.

These procedural changes were distributed to all mortgagees via Mortgagee Letter 93-24, "Introduction of Revised Form HUD-92068A; and Recent Policy Changes", dated August 11, 1993. In addition, copies of both the revised Form HUD 92068A and the keypunch instructions were attached.

Mortgagees utilizing EDI to submit default information will use X12 TS 264, Mortgage Loan Default Status. One or more default cases can be reported in a single TS 264, as shown in the business scenarios and the data mapping guide.

Batch Control and Processing. The electronic communication process, as depicted in Figure VI-6, will consist of the following:

•   The mortgagee, using in-house applications software, creates a TS 264 to report on one or more loans in default, i.e., have had no payments for 90 days (three full installments due and unpaid). The TS 264 transmission must be received at HUD by the 5th working day of the month. Assuming the mortgagee has updated its mortgage loan default form generation software based on the specification provided by HUD, the default information should be completed without errors. This information is sent to HUD electronically via the mortgagee's VAN.

•   HUD sends a TS 997, Functional Acknowledgment, back to the mortgagee electronically indicating the TS 264 was received.

•   HUD processes the contents of the TS 264. If an error is detected for any of the cases within the TS 264, HUD will send an Application Advice, TS 824, to the mortgagee indicating the specific mortgage loan default report in error and detailing the problem.

•   If a TS 824 is received, the mortgagee needs to submit a corrected entry for that default case within a corrected transaction set 264.

•   The mortgagee continues to submit TS 264 containing mortgagee loan defaults by the 5th working day of every month. When a specific default case is closed, either because an insurance claim is processed or the default is cured, the mortgagee indicates the reason using Status Code (HUD-92068A Section M) in the appropriate location in TS 264.

It is the mortgagee's responsibility to:

- incorporate the specifications provided by HUD into their form generation software.

- generate the TS 264 correctly and transmit it on time.

- monitor their EDI mailbox for HUD-initiated messages, i.e. TS 997 and TS 824.

- respond to TS 824 with timely corrections.

The mortgagee will need to check their mailbox regularly. TSs 997 do not require any processing on the part of the mortgagee, however TSs 824 do. If a TS 824 is received, the mortgagee's EDI software should send a TS 997 to HUD confirming receipt. The mortgagee will use the TS 824 information to correct the loan in error and submit the corrected transaction with the appropriate code in the BGN segment to indicate "corrected and verified" as part of a TS 264.